

**THURSDAY, November 7<sup>th</sup>, 2019**

**Conditional Use Permit Major Modification for Club Nova**

The Appearance Commission Advisory Board reviewed the plans for Conditional Use Permit Major Modification for Club Nova (tear down and replacement of existing thrift shop and club house with a single building that will combine the two uses) and had the following recommendations:

Architectural Standards for Downtown Development,  
Alternative Design Review Findings (15-178)

1. We certify that the plan does substantially achieve the purposes set in 15-178 (a) if and only if it is built using varying red brick shades to achieve a look in line with Carr Mill, and uses varying materials as shown in the facade drawing. We also encourage additional glazing, greenery, flowers, art, or amenities to enhance the appearance of the front to the extent possible.

Proposed Conditional Use Permit Major Modification for Club Nova

1. The AC supports the proposed Conditional Use Permit Major Modification for Club Nova and the recommended Staff Conditions except that a single member favors the Site Plan layout with the additional trees.

**VOTING:**

**AYES:** (Vickie Brown, Nicholas Johnson, Sharon Reilly, Laura Szpir)

**NOES:** N/A

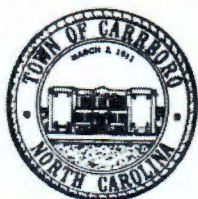
**ABSENT:** (Hallee Haywood)



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Staff Liaison on behalf of AC chair.

11-7-2019  
Date



# TOWN OF CARRBORO

## Environmental Advisory Board

**301 West Main Street, Carrboro, North Carolina 27510**

# RECOMMENDATION

**November 7, 2019**

### **Conditional Use Permit (CUP) for Cub Nova Major Modification**

Motion was made by Sinclair and seconded by O'Connor that the EAB recommends that the applicant consider the following recommendations:

1. We appreciate the work you have done on the project, including on stormwater management. We also agree with the variances you are requesting except for the request to deviate from the Vehicle Accommodation Area (VAA) shading. While the shade ordinance could likely be met from the building, the trees are doing more to combat climate change than just shading. Trees have other benefits as well, including stormwater management, improving mental health, and providing food and habitat for wildlife. The Town needs to stand by the rules that have been put in place which protect the climate.

Our recommendation is to find satellite parking and put trees in to meet the VAA requirements. If you cannot find these 5 spaces, consider working with the Town to install two native canopy street trees along the sidewalk instead of in the VAA. Another option would involve decreasing the building footprint to accommodate a larger canopy tree.

2. We would like to make sure that the gardens in the front of the building next to the sidewalk are protected from dogs and pedestrians.
3. We are glad to see the possible solar array on the plans and would hope you follow-through with this installation. Since you are a non-profit, you might consider pursuing solar leasing to take advantage of Duke Energy's generous non-profit rebates. EAB members offer their time and expertise to help Club Nova explore this possibility. One advantage of leasing is that the upfront cost is minimal. Solar panels will save Club Nova on energy bills. It would also not increase the cost much to install wiring in anticipation of solar. Another option would involve installing a solar canopy over the parking lot.
4. Please include wiring for electric vehicle charging stations in 20% of the spaces in the parking lot.
5. Include parking for e-bikes and scooters in front of building.
6. We appreciate the use of native species. Inkberry (*Ilex glabra*) or wax myrtle (*Morella cerifera*) would be good choices for screening. Consider replacing the ginkgo tree listed on the plans with a species that is native to the Piedmont, such as an Eastern redbud tree (*Cercis canadensis*) or an additional serviceberry.
7. Consider moving or reusing the existing historic house.
8. For additional guidance, please review the attached EAB Project Evaluation Template.

VOTE:

AYES: (4) Turner, Sinclair, Kaufman, O'Connor

ABSENT/EXCUSED: (3) Desai, Barnhouse, Gavin

NOES: (0)

ABSTENTIONS: (0)

	11-7-19
(Chair)	(Date)



# TOWN OF CARRBORO

## Transportation Advisory Board

***301 West Main Street, Carrboro, North Carolina 27510***

# R E C O M M E N D A T I O N

NOVEMBER 7, 2019

### Club Nova Conditional Use Permit Major Modification

Motion was made by Mark and seconded by Dave that the **TAB** recommends that the Board of Aldermen **reject** the draft ordinance.

#### **VOTE:**

AYES: Kurt, Dave, David, Mark, Diana, Rob (6)

ABSENT/EXCUSED: Linda (1)

NOES: (0)

ABSTENTIONS: (0)

#### **Associated Findings**

By a unanimous show of hands, the **TAB** membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

The TAB would consider recommending approval if the following comments were properly addressed:

- Keep standard 10 foot sidewalk width, especially for downtown area.
- Add a sidewalk pedestrian connection along the inbound driveway to provide connectivity to the CASA apartments.
- If the site needs more parking, reduce the width of the inbound driveway and rework the site
- Reduce on-site parking further to provide additional space for tree coverage to meet the ordinance for VCA shading given that a parking reduction is already being granted, which would remove the need to an LUO text amendment to accommodate this site in meeting the shading requirements.
- Ensure that sidewalk crossing of driveways along E Main Street is a level surface.

- Consider reverting to the previous design which minimized the number of driveways but still met requirements for solid waste and fire access.
- Increase bike parking and locate it proximate to front entrances to building.
- The design which includes two driveways conflicts with the previously stated goal of enhancing downtown livability.

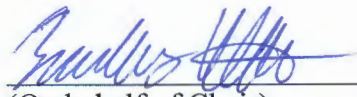
**VOTE:**

AYES: Kurt, Dave, David, Mark, Diana, Rob (6)

ABSENT/EXCUSED: Linda (1)

NOES: (0)

ABSTENTIONS: (0)

 11/12/2019  
(On behalf of Chair) (Date)